

3 DEMOGRAPHIC PROFILE

I. PURPOSE

Analyzing future land use, housing, park, governmental, utility, and transportation needs of the City requires a basic review of demographic and social trends so as to develop assumptions for future growth. Demographic and social trends may lead to adjustments in future planning. For example, the general aging of the population (i.e. Baby Boomer's) will alter housing needs, workforce characteristics and park and recreation needs. Conversely, if a community is receiving an influx of young couples demands will likely be for starter housing, new educational facilities and active parks. The Information contained in this Chapter has been obtained through statistical data released by the United States Census Bureau, the State Demographer's Office, Sibley County and City of Arlington historical and current trend analysis, including building permit activity.

Fact

BABY BOOMERS IN THE US

There are 76.8 Million Baby Boomers (people born between 1946 & 1964)

Every day 7,918 Boomers turn age 60, that's 330 every hour!

Source: US Census Bureau

II. SOCIAL PROFILE SUMMARY

- **Population and Housing.** According to historic Census information cataloged by the Center for Small Towns (UMM) the population of the City of Arlington has increased by 15.1% in the past 20 years from 1,779 persons in 1980 to 2,048 persons in 2000. During this time, the City's population grew at a faster pace than the state as a whole, which increased in population by 12.4% during the same time. Sibley County experienced negative growth during the past 20 years. Census data indicates the number of households within Arlington increased 16.4% over the past decade from 738 households in 1990 to 859 in 2000. This is a higher percent pace than the household growth within Sibley County. Continued household growth within the City is expected over the next two decades.
- **Household Size.** The average household size in 2006 (2.34) is down from the 2000 Census report (2.39 persons) which likewise was down from 2.45 persons per household in 1990. The average household size reported in the 2000 Census for Sibley County was 2.66.

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2006 Population Estimate:
2,110

2006 Household Estimate:
847

2006 Household Size
Estimate: 2.34
persons/household

Number of householders
living alone is increasing,
projected to be 30% of
population in 2035

The number of
householders over age 65
is projected to increase by
55% by the year 2035

Building permits for new
homes has fluctuated since
2000, average is around
ten permits/year

Age cohort comparison
shows Arlington is gaining
older adults, losing
persons 30 to 49 years of
age and holding onto
young adults

Gender: More females
(53%) than males within
the City

Median Family Income in
Arlington is \$49,231 –
slightly above adjacent
cities, Sibley County and
the State median

County unemployment rate

■ **Household Type.** Households with children present are expected to fluctuate but decline over the period by nearly 20 percent. A tremendous increase in the amount of householders living alone, 30%, is projected by 2035. Of those living alone the greatest increase is in the age group over 65 years with a projected increase of 55 percent. The City of Arlington has a relatively diverse mixture of family and non-family households when compared to Arlington Township. Townships typically have higher numbers of family households with male householders due to the increased cost of rural housing.

■ **City Building Permit.** On average, the City issued ten new housing unit permits per year during the last six years. The average value per home has fluctuated over the past several years with a combined average of \$146,266. Using the average number of new home permits issued per year (with 2.34 persons per household), the City would add 240 new single family dwelling units by the year 2030 (562 persons).

■ **Age.** The City of Arlington maintains a consistently smaller percentage of persons within the following age groups: ages 5-9; ages 10-14; ages 40-44; ages 45-49; ages 50-54, ages 55-59 and ages 60-64. It is further noted that during the same time period the City of Arlington maintained a consistently larger percentage of persons within the following age groups: ages 20-24; ages 25-29 and ages 70 plus. Examination of age cohorts reveals that Sibley County is losing a very significant of young people as they leave to go to college or pursue job opportunities outside the county. Comparatively, Arlington is holding onto persons typically of college age or those pursuing early job opportunities.

■ **Gender.** The latest Census in 2000 found there were significantly more females (53% of the population) than males (47% of the population) residing in Arlington. It is interesting to note that the number of males in the community is greater than females in nearly all age categories except those over age 60.

■ **Income.** The 2000 Census reports a median family income (MFI) in Arlington of \$49,231 slightly above the MFI of the City of Gaylord but below that in Green Isle, Henderson, Sibley County and the State.

■ **Employment.** Employment statistics from the 2000 Census indicate 1,049 people (67.5% of the population) age 16 and over are in the labor force. Depending on where they live in the City of Arlington, the mean time traveled to work is 23.7 minutes. According to the most current data available at the time of the drafting of this chapter (December 2007), the Minnesota Work Force Center estimates 8,643 people in the labor force in Sibley County with 8,280 employed, resulting in a 4.2% unemployment rate. During this same time period Minnesota had an unemployment rate of 4.7% and the United States unemployment rate was 4.7%.

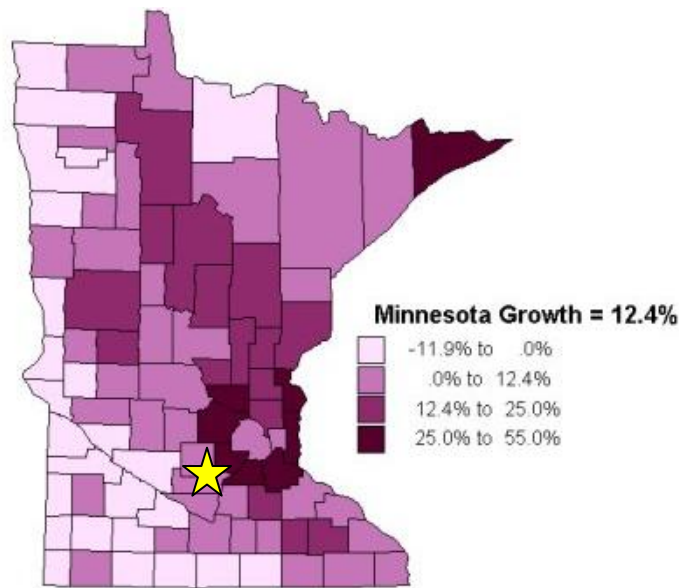
■ **Race.** 2000 Census statistics indicate approximately 95.4% of Arlington residents classify themselves as white or Caucasian compared with 96.2% of those in the County and 91% of the entire population in the State of Minnesota.

III. POPULATION GROWTH

A. Regional and Statewide Context

According to historic Census information cataloged by the Center for Small Towns (UMM) the population of the City of Arlington has increased by 15.1% in the past 20 years from 1,779 persons in 1980 to 2,048 persons in 2000. During this time, the City's population grew at a faster pace than the state as a whole, which increased in population by 12.4% during the same time. Sibley County experienced negative growth during the past 20 years, however, it is noted population rebounded from 1990 to 2000. Figure 3-1 below illustrates Minnesota's Population Change according to County.

**Figure 3-1
MN Population Change By County
1990 – 2000**



Source: U.S. Census Bureau

Overall Minnesota's population is projected to grow to 5.45 million by 2010 and 6.27 million by 2030. The current population is about 5 million. Gains are expected to be greatest in the Rochester-Twin Cities-St. Cloud corridor, but many rural areas can anticipate growth as well, especially if they are 'bedroom communities in relatively close proximity to metropolitan fringes. Scott, Sherburne and Carver counties are projected to be the fastest-growing in this decade while 21 counties, mostly in western Minnesota, are expected to lose population.

Table 3-1 on the below illustrates the changes in population that have taken place over time in Arlington, Sibley County and the State of Minnesota.

**TABLE 3-1
POPULATION TRENDS**

	1980	1990	1980 – 1990 Change & % Change		2000	1990 – 2000 Change & % Change	
Arlington	1,779	1,886	107	6%	2,048	162	8.6%

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Sibley County	15,448	14,366	-1,082	-7 %	15,356	990	6.9%
Minnesota	4,075,970	4,375,099	299,129	7.3%	4,919,479	544,380	12.4%

Source: U.S. Census Bureau

B. City of Arlington Context

Growth within Arlington has been facilitated by its geographic location adjacent to an expanding metropolitan area. As the Twin Cities Metropolitan Area continues to rapidly expand into Scott and Carver Counties, spillover is expected in Arlington which will continue to grow as a 'bedroom' community. This is consistent with trends that show increased movement toward rural areas located near large metropolitan areas. It is reasonable to expect that the City's population will continue to grow as people migrate from the growing metropolitan areas in search of moderately priced homes/lots.

IV. CITY OF ARLINGTON POPULATION AND HOUSEHOLD PROJECTIONS

All population projections are subject to some degree of uncertainty, because it is impossible to exactly predict future trends, particularly the future level of migration. The following population projections are not intended as an exact prediction of future population; therefore, users of the projections should keep these limitations in mind and interpret them accordingly.

It is understood the nature of the City's future with respect to economic development and housing, agricultural, retail, commercial, and industrial market potentials depends to a great extent on the population growth that may take place in the coming years (i.e. population projections). Projections are estimates of future populations based on statistical models that extrapolate past and present trends into the future. The confidence with which future market situations may be assessed is closely related to the quality of the population projections employed. As such, the provision of high quality projections has been a basic aim for this report and for support of community and/or municipal service policy development.

However, developing population projections is complex. Such projections can be created through very simple or very complex calculations but must be based on available data and desired use of the projection. There is always a greater difficulty in deriving population projections for small geographic areas because small geographic areas can be more likely to exhibit short term variations. In particular population estimates and projections for small areas are extremely difficult because of the influence of in and out migration of population, annexation, land availability, zoning, infrastructure availability, and other factors that have a large impact at the local level. With this in mind a multi-step methodology, employing several sources of the most currently available data that is consistent with established demographic practices has been employed.

It is further understood that population projections developed by the Minnesota Demographer's Office for Sibley County were made using a Cohort-Component Methodology. This methodology first separates the population into five-year age groups by gender, called cohorts. It then applies the various components of population change (births, deaths, and migration) to each cohort in five-year increments over the projection period.

The approach used for the municipal projections involves the use of five different projection methods: the State Demographer's Forecast and then four common mathematical approaches. For each method, the city's population is projected for 2010, 2015, 2020, 2025 and 2030. Then the methods are averaged for each projection year to create an average of all methods.

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State Demographer's Forecast

The population projections developed by the Minnesota Demographer's Office for Sibley County and the City of Arlington are made using a Cohort-Component Methodology. This methodology first separates the population into five-year age groups by gender, called cohorts. It then applies the various components of population change (births, deaths, and migration) to each cohort in five-year increments over the projection period. City and township projections are extrapolated from available data for larger geographic units. The Minnesota Demographer's projections for Arlington, Arlington Township and Sibley County are illustrated in the table on the following page. An incremental increase in population is forecast for the City of Arlington and Sibley County over the term of the Demographer's forecasts, while a continued decrease in population is forecast for Arlington Township. It is noted the State Demographer's Estimate for population in 2000 was 2,072; comparatively Census 2000 reported population of 2,048.

**TABLE 3-2
STATE DEMOGRAPHER FORECASTS**

Year	Arlington	Pop. Change	Arlington Twp	Pop. Change	Sibley Co	Pop. Change
2006 (estimate)	2,110	n/a	547	n/a	15,405	n/a
2010	2,124	14	540	-7	15,370	-35
2015	2,148	24	532	-8	15,520	150
2020	2,175	27	526	-6	15,700	180
2025	2,194	19	519	-7	15,850	150
2030	2,189	-5	510	-9	15,840	-10
2035	2,193	4	501	-9	15,850	10
Total		83		-46		445
2000 Census	2,048		562		15,356	

Model #1: Linear (Bottom-up) Approach

Method one employs a linear mathematical extrapolation technique taking the City's population from a base period and extrapolating it into the future. This method is based on the actual numerical change (i.e. amount of change). The calculation is not based on or compared to Sibley County. The linear mathematical extrapolation technique has simply been employed at the county level to provide context for the City data. This method assumes that population growth takes place at equal increments per year and growth takes on a linear pattern over a period of time. Two different linear projections have been developed by using two different base years (i.e. 1990 and 2000).

**TABLE 3-3
CITY POPULATION PROJECTION LINEAR EXTRAPOLATION**

Year	Population City of Arlington (15 Year)	Population Sibley County (15 Year)	Population City of Arlington (5 Year)	Population Sibley County (5 Year)
1990	1,886	14,366	1,886	14,366
2000	2,048	15,356	2,048	15,356
2006	2,110	15,405	2,110	15,405
2010	2,166	15,665	2,151	15,438
2015	2,225	15,820	2,202	15,479
2020	2,289	16,051	2,253	15,520
2025	2,351	16,244	2,304	15,561
2030	2,414	16,456	2,355	15,602

Model #2: Exponential Method

Method two employs an exponential mathematical extrapolation technique taking the City’s population from a base period and extrapolating it into the future. This method is based on the actual percentage change over the period examined. The calculation is not based on or compared to Sibley County. The exponential mathematical extrapolation technique has simply been employed at the county level to provide context for the City data. This method first computes an average growth rate using natural logarithms and then extrapolates that rate to produce projected population.

**TABLE 3-4
CITY POPULATION PROJECTION EXPONENTIAL EXTRAPOLATION**

Year	Population City of Arlington (15 Year)	Population Sibley County (15 Year)	Population City of Arlington (5 Year)	Population Sibley County (5 Year)
1990	1,886	14,366	1,886	14,366
2000	2,048	15,356	2,048	15,356
2006	2,110	15,405	2,110	15,405
2010	2,170	15,676	2,152	15,438
2015	2,247	16,022	2,207	15,479
2020	2,378	16,376	2,262	15,520
2025	2,411	16,737	2,319	15,561
2030	2,497	17,106	2,377	15,603

Model #3: Share Ratio (Top Down) Method

Method three employs a ratio approach to projecting population expressing the data as a ratio or share of a larger ‘parent’ population. In this case that ‘parent’ population is the projections developed by the Minnesota Demographer for 2010 thru 2030 (base population is 2006 Sibley County estimate). This method computes the City’s share of the county’s population growth between 2006 and two different base years (i.e. 1990 and 2000) and then allocates it to an equal share of the county’s projected population growth over the projection period.

**TABLE 3-5
CITY POPULATION SHARE RATIO**

Year	Population City of Arlington (15 Year)	Population Sibley County (15 Year)	Population City of Arlington (5 Year)	Population Sibley County (5 Year)
1990	1,886	14,366	1,886	14,366
2000	2,048	15,356	2,048	15,356
2006	2,110	15,405	2,110	15,405
2010	2,093	15,370	2,063	15,370
2015	2,124	15,520	2,222	15,520
2020	2,161	15,700	2,413	15,700
2025	2,192	15,850	2,572	15,850
2030	2,190	15,840	2,562	15,840

Model #4: Shift Ratio Method

Method four also employs a ratio approach to projecting population. The ‘parent’ population are projections developed by the Minnesota Demographer for 2010 thru 2030 (base population is 2006 Sibley County estimate). This method combines elements of the linear mathematical technique and the share ratio technique both of which were employed earlier.

**TABLE 3-6
CITY POPULATION SHIFT RATIO**

Year	Population City of Arlington (15 Year)	Population Sibley County (15 Year)	Population City of Arlington (5 Year)	Population Sibley County (5 Year)
1990	1,886	14,366	1,886	14,366
2000	2,048	15,356	2,048	15,356
2006	2,110	15,405	2,110	15,405
2010	2,115	15,370	2,125	15,370
2015	2,160	15,520	2,184	15,520
2020	2,209	15,700	2,248	15,700
2025	2,255	15,850	2,309	15,850
2030	2,279	15,840	2,346	15,840

A summary of the five methods of forecasting population is illustrated in the following Table. In methods that involve a ratio technique, the highest forecasts have been employed.

**TABLE 3-7
SUMMARY OF POPULATION PROJECTIONS**

Year	State Forecast	Method 1	Method 2	Method 3	Method 4	Average
2006	2,110	2,110	2,110	2,110	2,110	2,110
2010	2,124	2,166	2,170	2,093	2,125	2,136
2015	2,148	2,225	2,247	2,222	2,184	2,205
2020	2,175	2,289	2,328	2,413	2,248	2,291
2025	2,194	2,351	2,411	2,572	2,309	2,367
2030	2,189	2,414	2,497	2,562	2,346	2,402

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It is further noted that a Housing Study completed for the City of Arlington by Community Partners Research, Inc. forecast a population totaling 2,189 in the City in the year 2010, slightly higher than the methods used by MDG, Inc.

The City of Arlington has made a conscious decision to base the analysis of future development and redevelopment on the second method of population projection as highlighted above. Table 3-8 below projects future households based upon method two above. This is the basis for the remaining chapters within the Comprehensive Plan.

In addition based on review of U. S. Census Block information, an estimated 55 households are within the orderly annexation area, mostly clustered in the Highland Circle area; at 2.34 persons per household the existing population within the orderly annexation area is estimated at 130.

Finally, the City would like to acknowledge to potential impact reconstructed/rerouted Highway 212 could have on the pace of growth in Arlington. As the roadway is improved west of Chaska and toward Norwood Young America, Arlington is expected to grow at a more rapid pace as a result.

**TABLE 3-8
CITY OF ARLINGTON SELECTED POPULATION PROJECTION METHODOLOGY
POPULATION AND ESTIMATED HOUSEHOLDS**

Year	Pop. Projection Method # 2	Households*
2010	2,170	927
2015	2,247	960
2020	2,328	995
2025	2,411	1,030
2030	2,497	1,007

* 2.34 persons/household based on 2006 Mn. Demographer's Office Estimates

V. BUILDING PERMIT TRENDS

Building permit trends are a useful tool in projecting future growth. Since the 2000 Census data is already over seven years old, building permits assist with identifying more recent trends. The table on the following page illustrates new single-family homes (attached and detached) beginning in the year 2001. The table illustrates a slowdown in housing starts over the past two years. This decline in new housing construction is consistent with trends statewide due in part to rising fuel, material and construction costs coupled with rising interest rates and an abundance of speculative housing inventory. On average, the City issued ten new housing starts per year during the last six years. The average value per home has fluctuated over the past several years with a combined average of \$146,266. Using the average number of new home permits issued per year (with 2.34 persons per household), the City would add 240 new single family dwelling units by the year 2030 (562 persons). This supports the demographic data projections of an increasing population. In addition to the 59 single family dwelling units added to the City since the 2000 Census, one six-plex and one duplex were added to the community's housing stock.

**TABLE 3-9
SINGLE-FAMILY HOUSING CONSTRUCTION SUMMARY**

Year	Number	Total Value	Average \$ Value/Home
2001	11	\$ 1,347,800	\$ 122,527
2002	8	\$ 1,071,500	\$ 133,938
2003	9	\$ 1,271,000	\$ 141,222
2004	15	\$ 2,284,578	\$ 152,305
2005	7	\$ 1,174,000	\$ 167,714
2006	9	\$ 1,439,000	\$ 159,889
TOTAL	59	\$ 8,587,878	\$ 146,266

Source: City of Arlington Building Permit Records

A review of the type of unit occupied (i.e. owner occupied or renter occupied) is an important measure of the sustainability of the community's housing stock. A diversity of housing options prevents a polarization of residents into one age or income group. Census 2000 data indicates that 78.5% of the residential units constructed are owner-occupied versus 21.5% which are renter-occupied or multiple-family units. At the time of Census enumeration 3.3% of housing units in Arlington were vacant. Interest rates, which make home ownership affordable, guiding of land for multiple-family uses and market demand for units will impact future housing types.

VI. HOUSEHOLDS AND GROWTH

Various data sources can be reviewed to provide a profile of the households in Arlington. Census data indicates the number of households within Arlington increased 16.4% over the past decade from 738 households in 1990 to 859 in 2000. This is a higher percent pace than the household growth within Sibley County. Continued household growth within the City is expected over the next two decades. The State Demographer's Office anticipates the number of households within Sibley County to increase from 5,962 households to 6,690 households or a 12.2% increase between the year 2005 and 2030.

The average household size in 2006 (2.34) is down from the 2000 Census report (2.39 persons) which likewise was down from 2.45 persons per household in 1990. The average household size reported in the 2000 Census for Sibley County was 2.66. The decreasing household size is likely due to the presence of group housing (i.e. senior nursing facilities and assisted living centers) in Arlington (65 persons in group housing in 2000). In addition, the decrease in household size follows national trends and is influenced by the general aging of the population. It is noted Sibley County had an average of 2.60 persons per household in 2000.

A review of the type of unit occupied (i.e. owner occupied or renter occupied; single family detached, attached, apartment unit) is an important measure of the sustainability of the community's housing stock. A diversity of housing options prevents a polarization of residents into one age or income group.

Table 3-10 illustrates differences in selected housing characteristics for communities in relatively close proximity to Arlington.

The 2000 Census reports a total of 246 rental units in the City of Arlington. This represents 30% of the total 586 occupied housing units within the City at the time of Census enumeration. The 70% owner occupied to 30% renter occupied ratio of housing types within the community is on par with the Minnesota Livable Communities Act desired benchmark of 70/30 for typical communities.

Overall, Sibley County has a lack of attached single family owner occupied and/or rental units. Such units comprise a statistically insignificant portion of the available housing units in the County, especially as

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compared to other counties. This data indicates the potential for additional single-family attached homes within the area.

The majority of rental units in the City of Arlington are contained in structures with more than ten units per structure. The percentage is similar to that in Gaylord. The data is affected by relatively large number of persons in group quarters (e.g. senior assisted living and nursing homes).

Of the total 859 housing units in Arlington, 97.4% were occupied (828 units) with just 31 units vacant. A typical vacancy rate indicative of a healthy housing market lies between a three and five percent vacancy. The low number of vacant units within the City of Arlington indicates a slightly tight real estate market wherein sale prices and rental rates may be artificially inflated due to insufficient supply. It is noted housing unit occupancy has been in flux since the enumeration of Census 2000. At the time of drafting of this plan several homes are noted as vacant in a windshield survey, a common occurrence in the slumping housing market.

**TABLE 3-10
COMPARISON OF SELECTED HOUSING CHARACTERISTICS**

Area/Type	Arlington		Gaylord		Green Isle		Henderson		Arlington Township		Sibley County	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Owner-occupied housing units	586	100	646	100	123	100	277	100	178	100	4668	100
1, detached	533	91.0%	616	95.4%	117	95.1%	241	87.0%	174	97.8%	4386	94.0%
1, attached	8	1.4%	4	0.6%	0	0.0%	2	0.7%	0	0.0%	37	0.8%
2	12	2.0%	4	0.6%	0	0.0%	0	0.0%	0	0.0%	31	0.7%
3 or 4	0	0.0%	0	0.0%	2	1.6%	2	0.7%	0	0.0%	6	0.1%
5 or more	2	0.3%	2	0.3%	0	0.0%	0	0.0%	0	0.0%	6	0.1%
Mobile home	31	5.3%	20	3.1%	4	3.3%	32	11.6%	4	2.2%	200	4.3%
Boat, RV, van, etc	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	2	0.0%
Renter-occupied housing units	246	100	249	100	18	100	75	100	13	100	1104	100
1, detached	46	18.7%	40	16.1%	7	38.9%	13	17.3%	13	100.0%	464	42.0%
1, attached	12	4.9%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	21	1.9%
2	44	17.9%	9	3.6%	2	11.1%	20	26.7%	0	0.0%	97	8.8%
3 or 4	26	10.6%	30	12.0%	9	50.0%	4	5.3%	0	0.0%	99	9.0%
5 to 9	47	19.1%	43	17.3%	0	0.0%	0	0.0%	0	0.0%	123	11.1%
10 to 19	11	4.5%	34	13.7%	0	0.0%	12	16.0%	0	0.0%	87	7.9%
20 to 49	49	19.9%	66	26.5%	0	0.0%	20	26.7%	0	0.0%	157	14.2%
50 or more	2	0.8%	5	2.0%	0	0.0%	0	0.0%	0	0.0%	7	0.6%
Mobile home	9	3.7%	22	8.8%	0	0.0%	6	8.0%	0	0.0%	49	4.4%
Boat, RV, van, etc	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
TOTAL UNITS AND OWNER/RENTER RATIO	832	70% / 30%	895	72% / 28%	141	87% / 13%	352	79% / 21%	191	93% / 7%	5772	81% / 19%

Source: U.S. Census. Table QT-H10

A breakdown of projected household growth within Sibley County is illustrated in the Table 3-11 on the following page. It is important to note that households with children present are expected to fluctuate but decline over the period by nearly 20 percent. A tremendous increase in the amount of householders living alone, 30%, is projected by 2035. Of those living alone the greatest increase is in the age group over 65

years with a projected increase of 55 percent. Housing choices will be greatly influenced by the type of housing available, the aging of the population and the exodus of youth from the County.

**TABLE 3-11
PROJECTED HOUSEHOLD GROWTH**

Household Type	2005 Estimate	2010 Projected	2015 Projected	2020 Projected	2025 Projected	2030 Projected	2035 Projected
Total households	5,962	6,050	6,140	6,310	6,480	6,580	6,690
Married couples with related children	1,636	1,520	1,410	1,380	1,370	1,330	1,310
Married couples without related children	1,966	2,100	2,220	2,350	2,460	2,510	2,540
Other families with related children	395	410	420	410	400	400	390
Other families w/o related children	207	210	210	210	220	220	230
Living alone	1,536	1,580	1,650	1,720	1,800	1,890	1,990
Living alone, age 65 and older	736	710	730	800	920	1,040	1,140
Other nonfamily households	221	230	230	230	230	230	230

Source: MN State Demographic Center

VII. ARLINGTON SOCIAL CHARACTERISTICS

A. Household size and type.

As illustrated in Table 3-12 on the following page, when compared to other local jurisdictions and Sibley County, Arlington has a lower percent of family households (63.2%) and a corresponding higher number of non-family households (36.8%) were reported in the City of Arlington. The relatively higher number of non-family households is related to the larger number of residents in group quarters within the City of Arlington than other jurisdictions and the County as a whole. The hospital makes group quarters for the aging and/or infirmed a logical fit within the City of Arlington.

As expected, the City of Arlington has a relatively diverse mixture of family and non-family households when compared to Arlington Township. Townships typically have higher numbers of family households with male householders due to the increased cost of rural housing.

**TABLE 3-12
HOUSEHOLD COMPARISON – ARLINGTON**

Total households	Arlington	Gaylord	Green Isle	Henderson	Arlington Twp	Sibley County
Family households	63.2%	66.1%	75.0%	65.6%	85.6%	70.8%
Male householder	52.3%	54.1%	64.7%	52.8%	77.8%	61.2%
Female householder	10.9%	12.0%	10.3%	17.8%	7.7%	9.7%
Nonfamily households	36.8%	33.9%	25.0%	34.4%	14.4%	29.2%
Male householder	12.8%	12.0%	16.2%	15.6%	9.8%	14.0%
Living alone	10.4%	9.4%	14.7%	12.2%	8.8%	11.5%
Female householder	24.0%	21.9%	8.8%	18.8%	4.6%	15.1%
Living alone	22.9%	19.7%	8.1%	15.9%	4.1%	13.9%

Source: 2000 Census, Table QT-P10

B. Age.

It is beneficial to examine age groupings within the community in terms of both the change of age group distribution over a comparative period (i.e. from Census 1990 to Census 2000) and the following of age cohorts over a comparative period (i.e. from Census 1990 to Census 2000). Age groupings can provide useful and thought provoking information regarding age ranges and changes, whereas, age cohort comparisons can help explain why age ranges have changed over time.

Table 3-13 on the following page compares age groupings in 2000 and 1990 for both the City of Arlington and Sibley County. It is noted that the City of Arlington maintains a consistently smaller percentage of persons within the following age groups: ages 5-9; ages 10-14; ages 40-44; ages 45-49; ages 50-54, ages 55-59 and ages 60-64.

It is further noted that during the same time period the City of Arlington maintained a consistently larger percentage of persons within the following age groups: ages 20-24; ages 25-29 and ages 70 plus.

**TABLE 3-13
AGE GROUPING COMPARISON – ARLINGTON & SIBLEY COUNTY**

Place/Age Group	Census 2000					Census 1990				
	Arlington		Sibley County		Difference	Arlington		Sibley County		Difference
	Number	Percent	Number	Percent	Plus/Minus	Number	Percent	Number	Percent	Plus/Minus
Under 5 years	150	7.3%	1,020	6.6%	0.68%	146	7.1%	1,067	6.9%	0.18%
5 to 9 years	147	7.2%	1,155	7.5%	-0.34%	136	6.6%	1,183	7.7%	-1.06%
10 to 14 years	167	8.2%	1,285	8.4%	-0.21%	134	6.5%	1,202	7.8%	-1.28%
15 to 19 years	121	5.9%	1,178	7.7%	-1.76%	125	6.1%	958	6.2%	-0.14%
20 to 24 years	132	6.4%	772	5.0%	1.42%	103	5.0%	639	4.2%	0.87%
25 to 29 years	160	7.8%	817	5.3%	2.49%	144	7.0%	980	6.4%	0.65%
30 to 34 years	126	6.2%	917	6.0%	0.18%	122	6.0%	1,057	6.9%	-0.93%
35 to 39 years	150	7.3%	1,226	8.0%	-0.66%	125	6.1%	1,021	6.6%	-0.55%
40 to 44 years	118	5.8%	1,196	7.8%	-2.03%	106	5.2%	834	5.4%	-0.26%
45 to 49 years	107	5.2%	1,048	6.8%	-1.60%	80	3.9%	714	4.6%	-0.74%
50 to 54 years	101	4.9%	836	5.4%	-0.51%	81	4.0%	694	4.5%	-0.56%
55 to 59 years	82	4.0%	714	4.6%	-0.65%	86	4.2%	742	4.8%	-0.63%
60 to 64 years	87	4.2%	670	4.4%	-0.12%	80	3.9%	738	4.8%	-0.90%
65 to 69 years	96	4.7%	665	4.3%	0.36%	83	4.1%	605	3.9%	0.11%
70 to 74 years	79	3.9%	595	3.9%	-0.02%	108	5.3%	683	4.4%	0.83%
75 to 79 years	72	3.5%	465	3.0%	0.49%	84	4.1%	543	3.5%	0.57%
80 to 84 years	70	3.4%	403	2.6%	0.79%	74	3.6%	367	2.4%	1.22%
85 to 89 years	49	2.4%	249	1.6%	0.77%	69	3.4%	339	2.2%	1.16%
90 years +	34	1.7%	145	0.9%	0.72%	n/a	0.0%	n/a	0.0%	0.00%
TOTAL	2048	100	15,356	100	-	1886	100	14,366	100	-

Table 3-14 on the following page compares age cohorts in 2000 and 1990 for both the City of Arlington and Sibley County. This comparison helps us to look at the changes in a group (cohort) as it ages over time, we are comparing the 40 to 49 year olds of 1990 as they age over time and become the 50 to 59 year olds of 2000. This provides a different picture of what is happening in an area.

Examination of age cohorts reveals that Sibley County is losing a very significant portion of young people as they leave to go to college or pursue job opportunities outside the county. Comparatively, Arlington is holding onto persons typically of college age or those pursuing early job opportunities. Since there is not a college or university within the City of Arlington it is assumed that young adults leaving for college are being replaced in the community by young adults moving east for job opportunities.

On the other hand, the County is experiencing a significant net gain of persons aged 20 to 39 whereas the City has been losing 30 to 49 year olds. This trend may illustrate a preference for young families to reside outside of city limits or it may reflect growth occurring in eastern Sibley County (i.e. Faxon and Jessenland Townships).

In yet another twist, a very significant amount of persons moving into retirement age and beyond are exiting the County. In contrast the exodus of retirees is less conspicuous in the City of Arlington, likely due to the presence of elderly care facilities within the corporate limits.

**TABLE 3-14
AGE COHORTS – ARLINGTON & SIBLEY COUNTY**

City of Arlington				Net Increase/Decrease in Age Cohort	
Age in 1990	Number	Age in 2000	Number	Numerical Change	% change
< 10	282	10 - 19	288	6	2.13%
10 - 19	259	20 - 29	292	33	12.74%
20 - 29	247	30 - 39	276	29	11.74%
30 - 39	247	40 - 49	225	-22	-8.91%
40 - 49	186	50 - 59	183	-3	-1.61%
50 - 59	167	60 - 69	183	16	9.58%
60 - 69	163	70 - 79	151	-12	-7.36%
	1,551		1,598	47	
Sibley County				Net Increase/Decrease in Age Cohort	
Age in 1990	Number	Age in 2000	Number	Numerical Change	% change
< 10	2,250	10 - 19	2,463	213	9.47%
10 - 19	2,160	20 - 29	1,589	-571	-26.44%
20 - 29	1,619	30 - 39	2,143	524	32.37%
30 - 39	2,078	40 - 49	2,244	166	7.99%
40 - 49	1,548	50 - 59	1,550	2	0.13%
50 - 59	1,436	60 - 69	1,335	-101	-7.03%
60 - 69	1,343	70 - 79	1,060	-283	-21.07%
	12,434		12,384	-50	

The Minnesota Demographer’s Office has identified three major trends with serious implications for rural communities. The trends are:

- The aging of the population is more pronounced in rural Minnesota as evidenced by the fact that while only 30% of the state’s total population lives in rural Minnesota, 41% of those aged 65 or over reside in rural Minnesota.
- Young adults are leaving rural communities in vast numbers. Five times as many college graduates moved to the Twin Cities region from elsewhere in Minnesota in 1990 as moved in the opposite direction. This trend continues today.
- Population growth within Minnesota is concentrated in areas adjacent to a corridor running from Olmsted County to Lake of the Woods. A total of 75% of Minnesota’s growth since 1990 has occurred within this corridor. Sibley County is not included in the corridor however, the Sibley County’s easternmost areas are adjacent to counties included in the corridor.

All three of these demographic trends have economic and social ramifications in the areas of education, health care, fiscal health, business and housing that may impact the ability of rural communities to maximize their economic potential.

C. Gender.

As defined in the latest Census in 2000 there were significantly more females (53% of the population) than males (47% of the population) residing in Arlington. It is interesting to note that the number of males in the community is greater than females in nearly all age categories except those over age 60. This is consistent with life expectancies being longer for women than men.

D. Education/Educational Attainment.

Arlington is a part of Sibley East School District, which includes the communities of Arlington, Gaylord and Green Isle and the surrounding area. The City of Arlington at the time of Census enumeration had a total of 472 persons aged three and over enrolled in school. Of those students, 30 (6.4%) were enrolled in college or graduate school, 85 (18%) were enrolled in high school (grades 9-12), 270 (57%) were enrolled in middle or elementary school (grades 1-8), 30 (6.4%) were in kindergarten and 57 (12%) were enrolled in nursery school or preschool.

Table 3-15 below compares educational attainment characteristics of Arlington with similar political jurisdictions and the county average.

**TABLE 3-15
EDUCATIONAL ATTAINMENT COMPARISON (PERCENT)**

PERCENT OF POPULATION 25 YEARS & OVER	ARLINGTON	GAYLORD	GREEN ISLE	HENDERSON	SIBLEY CO
Less than 5th grade	0.8%	1.4%	0%	0.8%	0.6%
5th to 8th grade	11.0%	14.9%	9.4%	6.3%	11.2%
9th to 12th grade, no diploma	12.8%	10.1%	12.3%	10.5%	8.9%
High school graduate (incl. equivalency)	36.3%	38%	45.5%	43.8%	40.1%
Some college credit, less than 1 year	9.3%	5.2%	3.8%	9%	7.8%
1 or more years of college, no degree	9.8%	12.1%	16.2%	14.2%	13.23%
Associate degree	5.8%	6.3%	3.4%	5%	6.5%
Bachelor's degree	10.3%	9.4%	4.7%	7.5%	8.8%
Master's degree	1.6%	1.9%	3.4%	1.5%	1.6%
Professional degree	2.1%	0.7%	1.3%	1%	1%
Doctorate degree	0.1%	0.0%	0%	0.3%	0.2%
Percent high school graduate or higher	75.4%	73.7%	78.3%	82.3%	79.2%
Percent bachelor's degree or higher	14.1%	12%	9.4%	10.3%	11.6%

According to the 2000 Census, there were 1,353 people in Arlington 25 years of age and older. Of these, nearly 75% graduated from high school, midrange when compared to the cities of Gaylord, Green Isle and Henderson and the Sibley County average. Over fifteen percent of the population obtained bachelors degrees or higher, above the average of other political jurisdictions polled, and indicative of persons living in Arlington and working professional positions within the Twin Cities Metropolitan Area.

E. Employment.

Employment statistics from the 2000 Census indicate 1,049 people (67.5% of the population) age 16 and over are in the labor force. Depending on where they live in the City of Arlington, the mean time traveled to work is 23.7 minutes.

According to the most current data available at the time of the drafting of this chapter (December 2007), the Minnesota Work Force Center estimates 8,643 people in the labor force in Sibley County with 8,280 employed, resulting in a 4.2% unemployment rate. During this same time period Minnesota had an unemployment rate of 4.7% and the United States unemployment rate was 4.7%.

Minnesota Workforce Center estimates can be used to compare average wages for employees in Arlington to other areas. According to the most recent data available at the time of writing this chapter (first quarter of 2007) the average wage in Arlington was \$423.00 per week, or \$10.58 per hour. Table 3-16 compares weekly/hourly wages earned within the City of Arlington with other political jurisdictions and the county and state averages. It is noted wages within Arlington are lower than those in all other areas polled and significantly lower than the county and state average. The lower average wage within the City

of Arlington is likely due to a higher concentration of jobs within the community in the service-providing domain rather than the goods-producing domain and the location of the community in relation to metropolitan statistical areas.

**TABLE 3-16
WAGE COMPARISON**

Area	Avg. Weekly Wage	Avg. Hourly Wage	Estimated # of Employees	Total Estimated Quarterly Payroll Millions
Arlington	\$423	\$10.58	864	\$4.74
Gaylord	\$527	\$13.18	1254	\$8.51
Green Isle	\$553	\$13.83	57	\$0.41
Henderson	\$478	\$11.95	358	\$2.22
Sibley County	\$507	\$12.68	4020	\$26.34
Minnesota	\$874	\$21.85	2,632,000	\$29,850

Source: Mn. Department of Economic Security

F. Income.

The 2000 Census reports a median family income (MFI) in Arlington of \$49,231 slightly above the MFI of the City of Gaylord but below that in Green Isle, Henderson, Sibley County and the State.

**TABLE 3-17
INCOME COMPARISON**

Area	Per Capita Income	Household Income	Family Income
Arlington	\$18,458	\$37,632	\$49,231
Gaylord	\$17,048	\$39,053	\$45,750
Green Isle	\$25,537	\$44,792	\$51,964
Henderson	\$17,544	\$43,125	\$49,091
Sibley County	\$18,004	\$41,458	\$48,923
Minnesota	\$23,198	\$47,111	\$56,874

Source: 2000 Census- 1999 statistics; Tables DP-3 and QT-P32.

It is noted that household income includes the income of the householder and all other individuals fifteen (15) years old and over in the household, whether they are related to the householder or not. Because many households consist of only one person, average household income is usually less than average family income. Family income is the incomes of all members fifteen (15) years old and over related to the householder. The 2000 Census reveals 7.5 percent of the population (152 individuals) in Arlington are living below the poverty level, higher than the percentages in Green Isle (2.5%) and Henderson (6.6%) but lower than the percentages in Gaylord (13.6%) and Sibley County (8.1%). Poverty is defined on a sliding scale by size of family and number of related children under the age of 18. It is noted poverty thresholds as defined by the U.S. Census are \$9,827/year for one person under the age of 65 and \$9,060/year for one person over the age of 65. For a family of four with two related children the threshold is \$19,157/year.

G. Race.

2000 Census statistics indicate approximately 95.4% of Arlington residents classify themselves as white or Caucasian compared with 96.2% of those in the County and 91% of the entire population in the State of Minnesota.

VIII. DEMOGRAPHIC OBJECTIVES/POLICIES & RECOMMENDATIONS

GOAL #1: A DIVERSE COMMUNITY RESPONSIVE TO CHANGES IN DEMOGRAPHIC FORCES AND TRENDS.

Objective A: Retain and increase the City's population that falls within the 0-29 age group.

Policies/Recommendations:

1. The City should encourage the retention and expansion of existing businesses and industries, as well as the development of new businesses and industries in order to increase employment opportunities.
2. The City should identify and modify rules and regulations that may create barriers to affordable housing.
3. The City should promote attractive and affordable housing and daycare facilities in order to help attract young families.
4. The City should ensure a high quality of life within the City by working with the school district by placing a priority on providing the opportunity for all children to obtain a high level of education so they can qualify for high-tech jobs.
5. The City should develop a diversified inventory of parks and recreational areas to insulate the City's tourism industry from changing seasons and user interest.

Objective B: Ensure excellent care and support for the current and future needs of the community's aging population.

Policies/Recommendations:

1. The City should ensure all appropriate access to facilities throughout the City so as to provide easy entry for the elderly and the disabled and retain the elderly population by ensuring sufficient and affordable access to all services.
2. The City should support of alternative modes of transportation to serve older adults.
3. The City should support beneficial services for the elderly such as meal delivery and place an emphasis on home health care.
4. The City should monitor to ensure adequate supply of housing opportunities for the community's senior citizens that meet all of their required needs.
5. The City should develop recreation opportunities for the elderly population.
6. The City should maintain high quality health care facilities within the community.